

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning – Turangi Gram Panchayat, Kakinada Rural Mandal – Change of land use from Agricultural use to Central Commercial Use in R.S.Nos. 96/2P, 3, 7P and 97/1, 2, 3P, 5, 6, 7P to an extent of Ac.3.358 cents of Turangi Village and Gram Panchayat, Kakinada, East Godavari District - Draft Variation – Confirmed – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT
G.O.Ms.No. 5

Dated: 03-01-2013.

Read the following:-

- 1) G.O.Ms.No.389 MA., dated: 10-09-1975.
- 2) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.5375/2012/R, dt:12-07-12.
- 3) Govt. Memo No.17224/H1/2012-1, dt:09.10.2012.
- 4) From the Director of Town & Country Planning, Hyderabad Lr.No.5375/2012/R, dt. 15.11.2012.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No. 580, Part-I, dt.25.10.2012.
- 5) From the Panchayat Secretary, Turangi G.P., Lr.No.54/2012, dt.28.12.2012.

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ORDER:

The draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 389 MA., dated 10.09.1975, was issued in Government Memo No. 17224/H1/2012-1, Municipal Administration and Urban Development Department, dated.09.10.2012 and published in the Extraordinary issue of A.P. Gazette No. 580, Part-I, dated 25.10.2012. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt.15.11.2012 has stated that the Panchayat Secretary, Turangi Gram Panchayat, Kakinada (R) Mandal has informed that the applicant has paid an amount of Rs.81,566/- (Rupees Eighty One thousand and Five hundred and Sixty Six only) towards conversion / development charges as per G.O.Ms.No.158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Panchayat Secretary, Turangi Gram Panchayat, Kakinada (R) Mandal, East Godavari District.

Copy to:

The individual through the Panchayat Secretary, Turangi Gram Panchayat, Kakinada (R) Mandal, East Godavari District.

The District Collector, East Godavari District, Kakinada.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

P.T.O...

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Kakinada Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 580, Part – I, dt. 25.10.2012, as required by clause (b) of the said section.

VARIATION

The site in R.S.No.96/2P, 3, 7P & 97/1, 2, 3P, 5, 6, 7P at Turangi (V&G.P), Kakinada Rural Mandal to an extent of Ac.3.358 cents the boundaries which are as shown in the schedule below and which is earmarked for Agricultural use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in GO.Ms.No.389, MA dated:10-09-1975 is designated for Central Commercial use by variation of change of land use based on the Council Resolution No.07, dated 17.04.2012 and as the proposed site is surrounded with commercial developments and the Irrigation Authorities have issued NOC for using the panta bodhi as access, subject to condition that the applicant shall not disturb or block the panta bodhi and ensure free flow of water and as marked as "A,B,C,D,H(A) - D,G,F,E(B)" as shown in the revised part proposed land use map G.T.P. No. 37/2012/R which is available in Turangi Gram Panchayat Office of Kakinada Rural Mandal **subject to following conditions:**

1. The applicant shall obtain prior permission from the competent authority before commencing any development work.
2. The applicant shall not disturb or block the panta bodhi and ensure free flow of water.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

Schedule of Boundaries

For Site - A		For Site - B	
North	: Panta Bodhi (closed) 29'-6" wide.	Bhavaram Drain	(Kakinada medaline Uppateru)
East	: S.No. 97/7P.	Land of Sri K. Veeraswamy	S.No. 97/3P.
South	: Ext.100'-0" wide road (Kakinada Kotipalli road).	Panta Bodhi (closed)	29'-6" wide.
West	: Petro Bunk, site of N.S. Reddy, S.No. 96/7P.	Others land	S.No. 96/2P.

B. SAM BOB,
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

SECTION OFFICER